

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	234 9th Street SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 18, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	14-456	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen & Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Andrea Shinbach, with plans prepared by architect Jennifer Fowler, seeks concept review for a two-story rear addition and interior renovation at 234 9th St. SE in the Capitol Hill Historic District.

Property Description

One of a set of small flat-front two-story frame rowhouses, 234 9th Street was built in 1800s before building permits were issued. Subsequently, a series of additions were added and removed from the rear of the structure. It is not entirely clear to what year the existing rear additions date.

Proposal

The plans call for renovating the interior and removing all partition walls. The floor structures, a large portion of the roof, and three of the exterior walls will remain. The plans also call for removing two existing rear additions, and building a new rear addition. The new addition will extend about 22 feet beyond the rear of the historic house.

Evaluation

The Board has generally cited the principle that additions to historic buildings should not exceed the size of the original structure, establishing a deferential or subordinate relationship between new and old. However, the Board has exercised flexibility where an established pattern of expansion already exists among neighboring properties, particularly in cases involving a deep lot, where a substantial addition can be more comfortably situated. In the context of the subject property, a large rear addition would not be out of context or incompatible with its surroundings. Although the addition is large relative to the size of the house, it is consistent with other houses on the block and does not extend as far back as similar neighboring house 236 9th St. SE.

Even though a sliver of the addition will be visible in the side court between 234 and 232 9th St SE, it is setback and does not compete with the primacy of the façade.

Recommendation

The HPO recommends that the Board find the concept consistent with the preservation act and compatible with the Capitol Hill historic district with the condition that the applicant work with staff on the roof design to minimize the impact on the historic material.